

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four good sized bedrooms
- ◆ Well appointed shower room
- ◆ Large lounge
- ◆ Separate dining area
- ◆ Fitted breakfast kitchen
- ◆ Utility & guests wc
- ◆ Study/day room
- ◆ Garage
- ◆ Generous, landscaped garden
- ◆ Sought after location



84 WILLMOTT ROAD, FOUR OAKS, B75 5NW - OFFERS AROUND £470,000

This imposing, spacious, freehold, extended, semi-detached family home is set in a prime location close to well regarded schooling, being thoughtfully designed for a growing family and is much improved with spacious proportions. Complemented by gas central heating and pvc double glazing (both where specified) the property is set just a short stroll away from open countryside and Four Oaks offers access to the Cross City rail line. Mere Green has an abundance of facilities, shops, cafes, restaurants and further amenities, along with local bus services. Briefly comprising fully enclosed porch, welcoming reception hallway, spacious lounge, breakfast kitchen with dining area/family room off, utility, guests wc, additionally there is an additional reception room which could be utilised as a study/play room as preferred. To the first floor there are four bedrooms and a well appointed shower room, together with a generous, private rear garden and garage. To fully the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway, access is gained to the –property via:

FULLY ENCLOSED PORCH: Leading to:

ENTRANCE HALL: 14'3" x 6'3" Obscure pvc double glazed door, wood effect flooring, radiator.

LOUNGE: 14' x 12' max / 11' min Pvc double glazed bay window with coal effect feature fireplace having decorative surround and tiled hearth, radiator.

KITCHEN: 15'6" x 10'11" Pvc double glazed window to rear, rolled edge work surfaces, porcelain one and a half bowl sink/drain unit, there is a range of matching, contemporary wall and base units including drawers, storage units, Range cooker with gas hob over and extractor canopy above, tiled splash backs, space for dishwasher, breakfast bar with space for stools, pantry, tiled floor, radiator.

DINING/DAY ROOM: 15'10" x 8'2" Pvc double glazed French doors to rear, two pvc double glazed windows, radiator.

UTILITY: 7' x 5'11" Obscure pvc double glazed window to side, plumbing for washing machine with work surfaces above, tiled floor, radiator.

STUDY/PLAY ROOM: 8'4" x 6'10" Pvc double glazed French doors to rear, tiled floor, radiator.

GUESTS WC: Pvc double glazed window to side, low level wc, sink with vanity unit, tiled floor.

STAIRS TO SPLIT-DIRECTIONAL LANDING: Useful storage cupboard, doors to:

BEDROOM ONE: 12'10" x 11'10" Pvc double glazed window to front, two double and single built-in wardrobe, storage cupboard, radiator.

BEDROOM TWO: 11'9" x 8'7" Pvc double glazed window to rear, double built-in wardrobe, radiator.

BEDROOM THREE: 15'4" x 12' max / 7'4" min Two pvc double glazed windows to front, radiator.

BEDROOM FOUR: 8'5" x 6'10" Pvc double glazed window to rear, useful built-in storage cupboard, radiator.

SHOWER ROOM: 8'3" x 7'2" Pvc double glazed obscure window to rear, matching suite comprising double shower cubicle with glazed sliding doors, low level wc, sink with vanity unit, tiled splash backs, wood effect flooring, chrome ladder style radiator.

GARAGE: (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area opens to a substantial lawn offering a variety of mature shrubs, bushes and trees, two feature ponds, greenhouse, two sheds.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: D

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

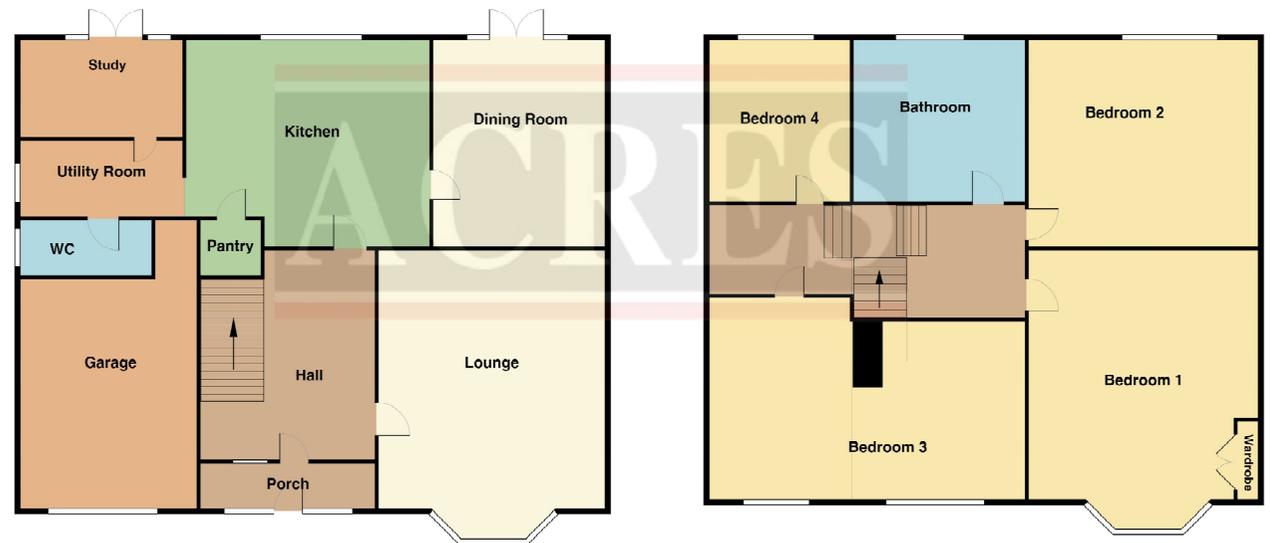
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Slade Road/Worcester Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Willmott Road, Four Oaks



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.